

January 23, 2017

Re: 2506 Great Oaks Parkway – Comparative Analysis of Midcentury Residential Resources

Historic Landmarks Commission
City of Austin
Austin Historic Preservation Office
Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767

Dear Historic Landmarks Commissioners:

In your recent hearing on December 19, 2016, you postponed a decision on the demolition permit request for 2506 Great Oaks Parkway, calling for additional comparative analysis of midcentury residential resource, in order to place the significance of 2506 Great Oaks Parkway in a larger context. To that end, I have compiled examples of studies and guidelines establishing nationwide best practices for evaluating midcentury residential resources, as well as recent nominations for the National Register of Historic Places and local landmarks. Links to these materials are included below:

- **Nationwide Guidelines and Best Practices**

- ***The Ranch House in Georgia: Guidelines for Evaluation***, prepared in 2010 for the Georgia Transmission Corporation, the Historic Preservation Division of the Georgia Department of Natural Resources, and the Georgia Department of Transportation (available online at https://issuu.com/georgiashpo/docs/ranch_house_guidelines). In Chapter 5 (<http://georgiashpo.org/sites/uploads/hpd/pdf/Ranch-Ch5.pdf>), the document provides graphic illustrations of how to evaluate individual midcentury residential resources.
- ***A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing***, prepared in 2010 for the Transportation Research Board and the National Academy of Sciences; (available online at <http://nap.edu/22709>). This report establishes nationwide standards for determining the National Register eligibility of post-World War II housing, for use by the Federal Highway Administration (FHWA) and state Departments of Transportation (DOTs). In Chapter 3 (<https://www.nap.edu/read/22709/chapter/5>), the document sets forth evaluation guidelines (beginning on page 27).

- **Selected Comparable National Register Nominations and Determinations of Eligibility***

- ***Angelo and Lillian Minella House, 6328 Brookside Drive, Houston, Texas*** [National Register of Historic Places Registration Form], prepared for the National Park Service, 2006 (available online at https://dmoore.egnyte.com/dl/kbr8WRBPma/Minella-House_Indiv-HD_Harris-Co-TX_Text-and-Photos.pdf).
- ***2102 Highgrove Terrace, Austin, Texas*** [officially accepted eligibility recommendation], prepared for TxDOT and the Texas Historical Commission, 2010 (available online at https://dmoore.egnyte.com/dl/dvZUdNcWUm/Austin-MoPac-2014_Extract_2102-Highgrove-Terrace.pdf).

- **2111 Quarry Road, Austin, Texas** [officially accepted eligibility recommendation], prepared for TxDOT and the Texas Historical Commission, 2010 (available online at https://dmoore.egnyte.com/dl/hGpZKyZyHZ/Austin-MoPac-2010_Extract_2111-Quarry.pdf).
- **4579 SE IH-10 Frontage Road, Sealy, Texas** [officially accepted eligibility recommendation], prepared for TxDOT and the Texas Historical Commission, 2013 (available online at https://dmoore.egnyte.com/dl/OOGfcYlNYK/Sealy-Brookshire-2013_4579-SE-IH-10_Photos.pdf).
- * Note that only individual resources are included herein. Examples of midcentury residential historic districts are available upon request.
- **Selected Comparable Local Landmark Nominations from Peer Cities**
 - **The Robert and Elizabeth Lassiter House, 726 Hempstead Place, Charlotte, North Carolina** [local historic landmark research report], prepared for Charlotte-Mecklenburg County in 2003 (available online at <http://www.cmhpf.org/S&Rs%20Alphabetical%20Order/surveys&rlassiter.htm>).
 - **The James and Elizabeth Purcell House, 206 Lorimer Road, Davidson, North Carolina** [local historic landmark research report], prepared for Charlotte-Mecklenburg County in 2009 (available online at <http://www.cmhpf.org/S&Rs%20Alphabetical%20Order/surveys&rpurcell2.htm>).
 - **The Tom and Mary Lu Daggy House, 102 Hillside Drive, Davidson, North Carolina** [local historic landmark research report], prepared for Charlotte-Mecklenburg County in 2012 (available online at <http://www.cmhpf.org/SurveyS&RDaggy.htm>).
 - **Owen and Dorothy Smith House, 122 Perquimans Drive, Raleigh, North Carolina** [local historic landmark designation report], prepared for the City of Raleigh in 2015 (available online at http://rhdc.org/sites/default/files/SmithHouse%20LDR_SCAN_0.pdf).
 - **Chiarelli-Dore House, 843 NE 100th Street, Seattle, Washington** [local historic landmark designation report], prepared for the City of Seattle in 2012 (text available online at <http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/chiarelli-dore-house-designation.pdf>, photo at http://www.seattle.gov/Images/Departments/Neighborhoods/HistoricPreservation/Landmarks/Chiarelli_DoreHouse.bmp).
 - **Harris A. Kemp House, 2822 Maple Springs Boulevard, Dallas, Texas** [local landmark nomination], prepared for the City of Dallas, 2010 (available online at https://dmoore.egnyte.com/dl/E7GMAUpjE/Dallas_Harris_Kemp_House_Landmark_Nomination.pdf).

Many thanks for your time and consideration. Please do not hesitate to contact me with any additional questions or concerns.

Very sincerely,



Emily Payne